105.0	0002	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	712,200 /	712,200
USE VALUE:	712,200 /	712,200
ASSESSED:	712,200 /	712,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENNETT ERIC M
Owner 2:	
Owner 3:	
Street 1:	45 MORNINGSIDE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GARDNER BERNARD/CAROL -
Owner 2:	-
Street 1:	45 MORNINGSIDE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .191 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 1683 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8334.000	243,200		469,000	712,200
Total Card	0.191	243,200		469,000	712,200
Total Parcel	0.191	243,200		469,000	712,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.12 | /Parcel: 423.12

Legal Description

User Acct
67386
GIS Ref
GIS Ref
Insp Date
10/17/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 105.0-0002-0005.0

!8316!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	243,200	0	8,334.	469,000	712,200		Year end	12/23/2021
2021	101	FV	234,800	0	8,334.	469,000	703,800		Year End Roll	12/10/2020
2020	101	FV	234,800	0	8,334.	469,000	703,800	703,800	Year End Roll	12/18/2019
2019	101	FV	207,200	0	8,334.	469,000	676,200	676,200	Year End Roll	1/3/2019
2018	101	FV	207,200	0	8,334.	402,000	609,200	609,200	Year End Roll	12/20/2017
2017	101	FV	207,200	0	8,334.	375,200	582,400	582,400	Year End Roll	1/3/2017
2016	101	FV	207,200	0	8,334.	321,600	528,800	528,800	Year End	1/4/2016
2015	101	FV	206,200	0	8,334.	288,100	494,300	494,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:07:07

LAST REV

Date	Time
02/19/19	11:48:27
ekelly	

USER DEFINED

Prior Id # 1:	67386
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8316

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARDNER BERNARD	1382-14		3/29/2010		441,000	No	No		
ADAMS ROBERT H	1275-42		9/30/2003		405,000	No	No		
WHITNEY MARY T	1124-31		3/23/1994		184,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/22/2018	73	Redo Bat	17,000	C				
1/12/2018	37	Inter-De	1,000	C				
6/16/2014	671	Wood Dec	15,822					
9/8/1994	465		2,500					14X16 WDK
8/11/1994	386	Manual	200					TERMITE DAMAGE

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	CC	Chris C
6/26/2014	Info Fm Prmt	PC	PHIL C
6/10/2009	Measured	189	PATRIOT
1/22/2004	MLS	HC	Helen Chinal
10/27/1999	Meas/Inspect	263	PATRIOT
8/6/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8334		Sq. Ft.	Site		0	70.	0.80	4									469,014						469,000	

Total AC/HA:	0.19132	Total SF/SM:	8334	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	469,014	Spl Credit		Total:	469,000

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	85250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	298719
Depreciation:	55562
Depreciated Total:	243157

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

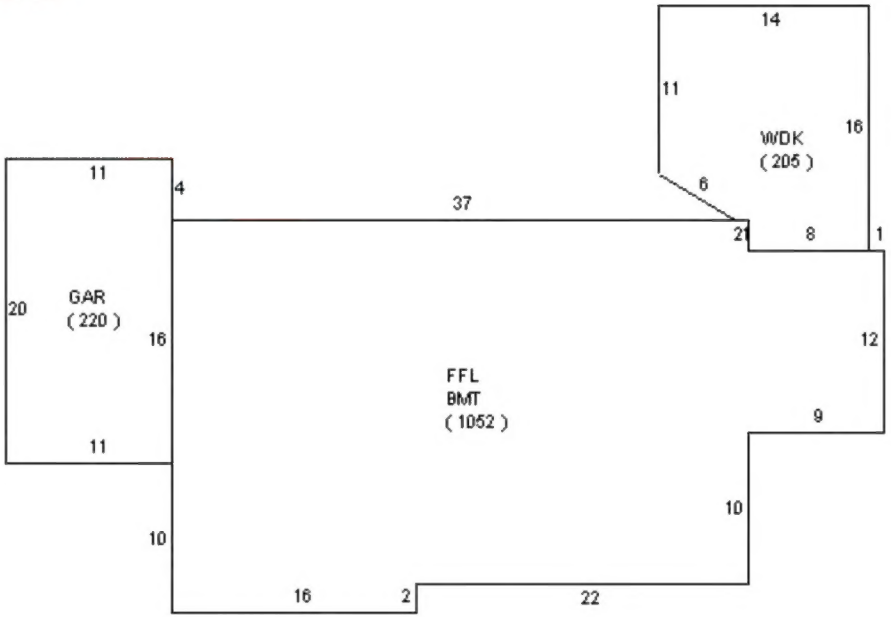
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	134.99
Special Features:	0	Val/Su Net:	96.16
Final Total:	243200	Val/Su SzAd	231.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,052	60.300	63,434
FFL	First Floor	1,052	134.990	142,006
GAR	Garage	220	26.360	5,799
WDK	Deck	205	10.880	2,230

Net Sketched Area:	2,529			Total:	213,469
Size Ad	1052	Gross Area	2529	FinArea	1683

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 105.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: